

## North Mountain/Palomar Mountain

### Key Issues

- Minimal additional commercial and industrial lands are planned due to extremely limited population capacity, limited infrastructure and environmental constraints
- While there is a projected surplus in commercial lands in North Mountain, additional commercial lands on Palomar Mountain would protect this community from losing their retail center
- Industrial properties near town center are constrained by floodplain and wetlands

### Planning Group Direction

- No official Planning or Sponsor Group. The Palomar Mountain Planning Organization supports the recognition of commercial lands and the creation of additional commercial lands on Palomar Mountain

### Additional Staff Analysis/ Recommendations

Staff conceptually supports the Palomar Mountain Planning Organization's request to expand existing commercial lands on Palomar Mountain. However, this request is not reflected due to conflict with the restrictions of the Forest Conservation Initiative (FCI).

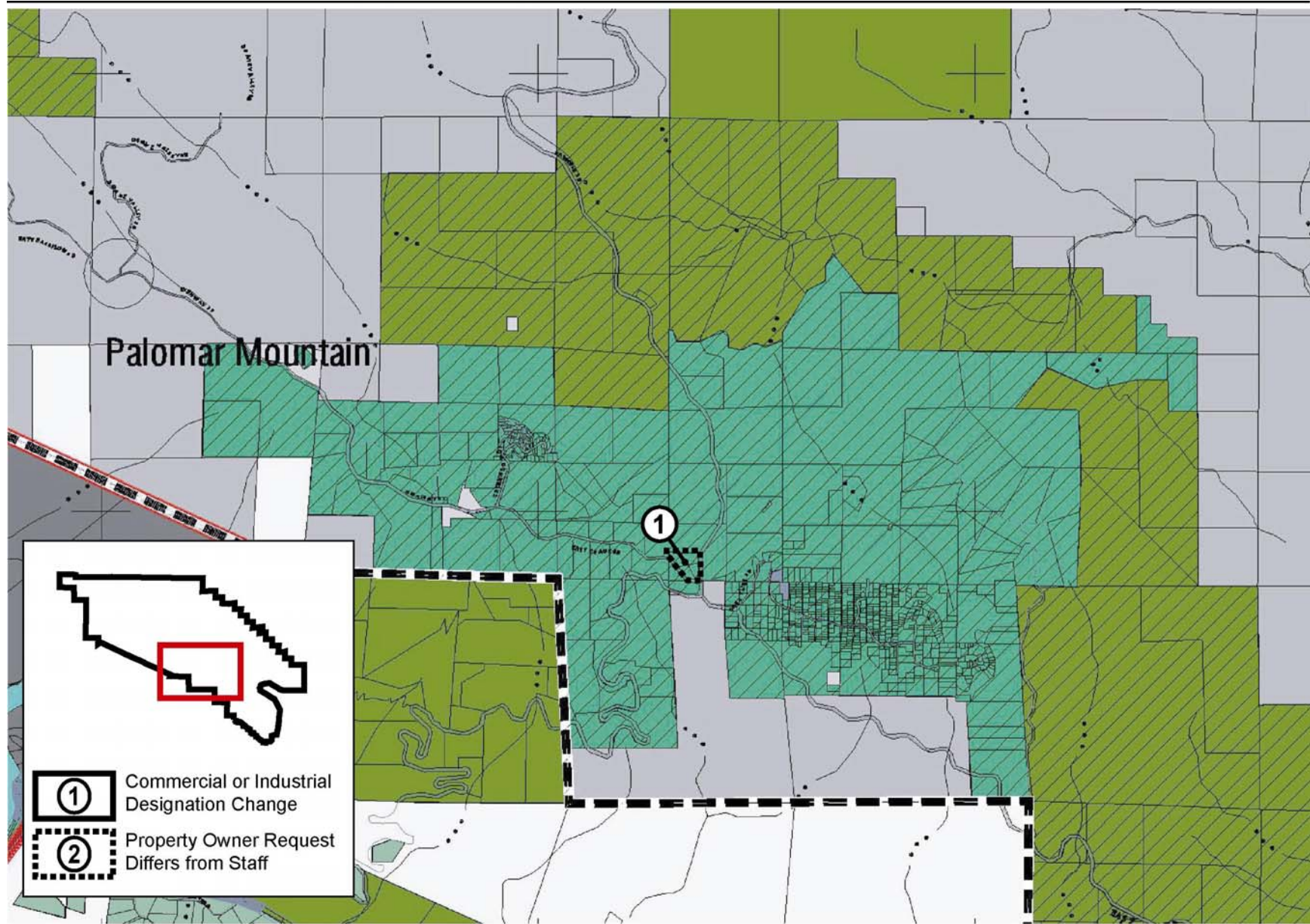
### ERA Needs Analysis (all numbers in acres)

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus /(Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus /(Deficit)</i></b>
Commercial	17	13	(4)	37	20
Industrial	4	8	4	0	(4)
Office	3	4	1	6	(3)

*Note: All numbers are rounded to the nearest whole number*

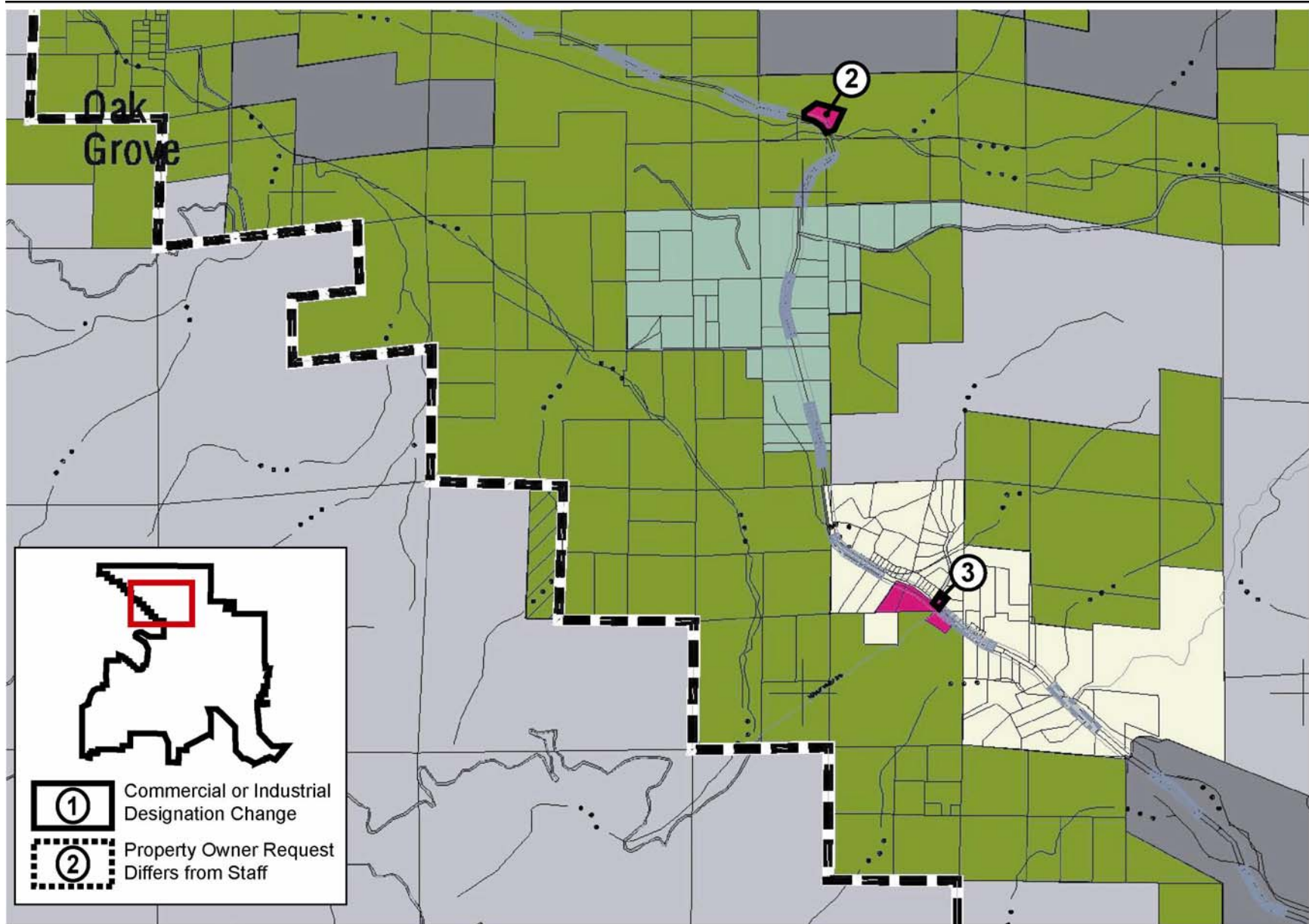
*Source: Economics Research Associates, County of San Diego*

# Palomar Mountain (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(RL-40) Rural Lands	<p>No official CPG/CSG</p> <p>Palomar Mountain Planning Organization requests Rural Commercial on this and surrounding parcels in the center of the community (approx. 7+ acres total)</p>	<p>General or Neighborhood Commercial</p> <p><b>(Burton-Palomar Mountain Planning Organization)</b></p>	<p><i>Total Area:</i> 1.43 acres</p> <p><i>Current Use:</i> Community Commercial Center</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> <li>Request recognizes existing Commercial land and would create the opportunity to reinforce the existing community civic and service center, but is inconsistent with the requirements of the Forest Conservation Initiative which requires a 40 acre minimum lot size</li> </ul>

## North Mountain (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
2	(C-4) Rural Commercial	No official CPG/CSG	(C-4) Rural Commercial <b>(Swaim)</b>	<i>Total Area:</i> 5.9 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Operation is currently closed but preparing for re-opening</li> <li>• Site is the sole establishment of it's type serving a large area</li> <li>• Not constrained by Forest Conservation Initiative</li> </ul>
3	(C-4) Rural Commercial	No official CPG/CSG	(C-4) Rural Commercial <b>(O'Driscoll)</b>	<i>Total Area:</i> 0.67 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Site is one of the few established businesses in the recognized rural community of Sunshine Summit</li> <li>• Site is important to the long-term viability of the surrounding commercial area</li> <li>• Property is located along Highway 79</li> </ul>